

MINUTES

WEST LAFAYETTE REDEVELOPMENT COMMISSION 609 West Navajo St., West Lafayette, Indiana Council Chambers

August 26, 2008

The meeting was called to order at 8:34 a.m. Mr. Oates, President of the Redevelopment Commission presided.

Old Business:

School Board Appointment

Mayor Dennis introduced and swore in Janet Elmore of the Tippecanoe School Corporation. Ms. Elmore will serve as a non-voting representative on the Redevelopment Commission.

Secretary Sorensen called the role.

Present: Steve Curtis, Diane Damico, Larry Oates, Linda Sorensen, Dottie Rausch, Janet Elmore

Absent: Gary Lehman

Minutes

Ms. Damico motioned to approve the minutes of the July 14, 2008 Redevelopment Commission meeting. Mr. Curtis seconded. The minutes were approved as written with a vote of 3-0.

Other

There was no further Old Business.

New Business:

Treasurer's Report

Redevelopment Commission Treasurer Judy Rhodes reviewed the information which was included in the financial schedules to the Commission. The revenues and expenditures since the last meeting of the Redevelopment Commission were explained. Ms. Rhodes noted that the estimated 2007 repayment had been included in the liabilities although the revision has not yet been approved by the State Auditor's office.

Mr. Oates clarified that the deficiency of revenues over expenditures shown on schedule A1 was due to the fact that the County tax revenues had not yet been received. Treasurer Rhodes confirmed that was correct primarily because there has been no disbursement of TIF Increment this year.

An updated list of the TIF District Open Projects was explained and discussed. It was noted that the list only reflected *open projects*, not completed projects nor future projects.

It was noted that the Wabash Landing Parking Garage balance sheets from July 2008 had been received.

Payment of Claims

Mr. Curtis motioned to approve the payment of Claims. Ms. Sorensen seconded.

Mr. Poole said the Delta Services claim is for the asbestos removal and disposal at the Burnham's site.

Mr. Gall explained the claims from Light & Breuning for the Wabash Landing Parking Garage Phase III work. The equipment is in place and operating. Mr. Gall stated they will be getting a few camera housings to help alleviate breakage. Some of the signage will be changed to better notify users of the automation system. There will be a tour of the automation system following the September meeting. Mr. Gall will review what has been completed and what still needs to be done at the time of the tour.

Mr. Gall reviewed his claim for management services for the Phase III Garage Capital Repair and Garage Automation Projects.

The Bennett's claim was for ongoing maintenance of the Sagamore West Midway plantings.

Mr. Buck stated that the two claims for CrossRoad Engineers were for Phase II of Yeager Road from Kalberer Road to the north city limits and were for the City's portion of the geotechnical investigation and engineering services to further develop the project construction plans.

The motion to approve the payment of claims passed unanimously 3-0.

Resolution RC 2008-8

Ms. Sorensen motioned to approve Resolution RC 2008-8 Appropriating Funds From The Levee/Village Redevelopment Area Surplus Fund To Pay Expenses Of The Commission For Certain Local Public Improvements In Or Serving the Allocation Area. Ms. Damico seconded. Mr. Buck said the \$29,775.00 is a reappropriation of funds that did not get encumbered in 2007. This is to pay the INDOT invoice for conduit work on the Tapawingo South Extension Project. Mr. Poole stated that the \$7,500 portion of the resolution was for the fencing, cleanup and disposal of interior items at the Burnham's property.

There was no public comment on any matters regarding Resolution RC 2008-8. Resolution RC 2008-8 appropriating funds from the Levee/Village TIF Surplus passed unanimously 3-0.

Resolution RC 2008-9

Mr. Curtis motioned to approve Resolution RC 2008-9 Authorizing The Disposition (Subject to the Prior Acquisition Thereof) Of Certain Real Property Located In The Kalberer/Cumberland/Blackbird Economic Development Area. Ms. Damico seconded. Redevelopment Attorney Tom Brooks Jr. stated this is the property where the EDS building is planned. Statute requires the property to be offered to the public. The offering sheet sets forth our requirements and conditions for parties interested in bidding on the property according to the economic development plans for the Research Park. Any bids received will be opened at the next meeting. The process for selling the property and the impact on the city as an investment opportunity was discussed; increased jobs and tax revenues. The purchaser of the property must comply with the requirements of the State Certified Technology Park.

Ms. Damico expressed her concerns with sustainability and environmental impact regarding the future builds in the Technology Park. It was requested that a representative from Purdue Research Park attend the October meeting.

There were no further comments or questions and Resolution RC 2008-9 authorizing the disposition of real property in the KCB Economic Development Area passed unanimously 3-0.

Resolution RC 2008-10

Mr. Curtis motioned to approve Resolution RC 2008-10 Authorizing The Lease Of Certain Real Property Located In The Levee/Village Economic Development Area. Ms. Sorensen seconded. Redevelopment Attorney Brooks stated that The Redevelopment Commission already owns this property. The rental value was determined by averaging two appraisals. The lessee is required to put in a facility for the rowing and training of the Purdue Crew and provide a public accessible boat ramp for the City of West Lafayette. Parks Superintendent Joe Payne said the public ramp would be on Parks Board property and would be open to the public. It won't be a trailer ramp.

Ms. Damico questioned how the proposed structure fit in with the Wabash River Enhancement Corporation plans. Mayor Dennis stated that the location is best suited for the Crew's use. Due to the private ownership in the area, there are several limitations as to what can and cannot be done. Ms. Damico expressed concern over the 50 year term of the lease. Mr. Oates confirmed that the decision being made today was to put the lease out to bid. This action just starts the process; it doesn't mean that we can't extend it a month or two.

Ms. Damico motioned to table Resolution RC 2008-10 until the September 23 meeting of the Redevelopment Commission. No second was made and the motion failed.

There was no further discussion and Resolution RC 2008-10 authorizing the lease of certain property in the Levee/Village Economic Development area passed 3-1.

AYE
Curtis
Sorensen
Oates

NAY
Damico

Other

The meetings of the Redevelopment Commission for the remainder of the year were confirmed:

Tuesday, September 23 at 8:30 a.m.
Tuesday, October 21 at 8:30 a.m.
Tuesday, November 18 at 8:30 a.m.
Tuesday, December 16 at 8:30 a.m.

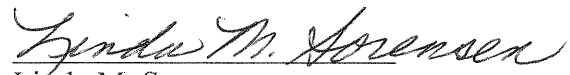
There was no further new business.

Public Comment

There was none

Adjourn

On motion of Ms. Damico the meeting adjourned at 9:33 a.m.


Linda M. Sorensen
Recording Secretary

Approved:



Lawrence T. Oates, President

/djg